

REZONE APPLICATION AND
TEXT AMENDMENT
FOR
LEE CAPITAL LP

SUMTER COMMERCIAL AND INDUSTRIAL PARK

JUNE 3, 2009

Genesis Planning and Development, Inc.

5972 River Forest Circle
Bradenton, Florida 34203
(941) 374-5844
Robertbomo@aol.com

June 3, 2009

Mr. Brad Cornelius, AICP
Planning Manager
Sumter County Planning and Development
910 No. Main Street – Suite 301
Bushnell, FL 33513

**RE: Rezone Application and Sumter Code Text Amendment for Lee Capital LP
Sumter Commercial/Industrial Park**

Dear Brad:

On behalf of our client, Lee Capital Limited Partnership, please accept this application for rezoning. The 239.83 acre subject parcel is located along SR 44 and west of CR 219. This request is to rezone the property from A-5 and ID to IP (Planned Industrial) district. The request to rezone the property to IP is consistent with the Comprehensive Plan as this property has a FLUM designation of Industrial and is the subject of Policy 7.1.2.18.

Per discussions by the applicant with Sumter County staff and consistent with Policy 7.1.2.18 of the Sumter County Comprehensive Plan, the applicant is proposing the following text amendment to the Sumter Code to allow Commercial and Office Uses in the IP (Planned Industrial) district. The amended language should read as follows:

Text Amendment added to Page 159 of the Sumter Code.

b.2. IP (Planned Industrial) district.

In the IP planned industrial district, any industrial, commercial or office land use is permitted; however...

Included with this application is the rezone application fee in the amount of \$1650.00, a site plan prepared by Cavoli Engineering, Inc., a legal description for the subject property, and other material in support of this application.

Mr. Brad Cornelius

June 3, 2009

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Should you have any questions or require additional information please do not hesitate to contact me. We look forward to working with you on this project.

Sincerely,

GENESIS PLANNING AND DEVELOPMENT INC.

A handwritten signature in black ink that reads "Bo Medred". The signature is written in a cursive, flowing style.

Bo Medred
President

xc: Lee Capital LP
Connor Chambers
Cavoli Engineering, Inc.

AUTHORIZATION

APPLICATION REQUEST: (check one)

☒ Rezoning ☐ Variance ☐ Conditional Use
☐ Comprehensive Plan Amendment ☐ Temporary Use
 Other (specify): _____

LEGAL DESCRIPTION OF PROPERTY:

Sections 1, 2, 11 Township 19 Range 22 Alternate Key # F01=060, F02=019, F11=001, F12=035, F12=036

Lot/Parcel - Block -

Subdivision -

All Owners of Record must sign this authorization:

I, SHERILYN LEE, for Lee Capital Limited Partnership, owner(#)
 (Name of Owner(s)) Robert "Bo" Medred and
 of the above described property, authorize John Cavoli, PE of
 (Name of Representative(s))
Cavoli Engineering, Inc. to serve as agent on my behalf for the purpose of making
 (Name of Business)
 application for the proposed request. No further authorization is expressed or implied, than that
 which is described herein.

SIGNATURE:

(Signature of Owner(s))

SHERILYN LEE, President of Lee Corporation,
General Partner of Lee Capital Limited Partnership

STATE OF FLORIDA
 COUNTY OF SUMTER

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and
 County aforesaid to take acknowledgements, personally appeared

SHERILYN LEE

who is personally known to me or provided
Florida D/L as identification and who did not

take an oath.

WITNESS my hand and official seal this 4 day of June, 2009.

Robert J. Idings Seal
 Printed Name

Robert J. Idings
 Notary Public - State of Florida



ROBERT J. IDDINGS
 Notary Public, State of Florida
 My Commission Expires: October 23, 2009
 Commission Number: DD466020

Sumter Commercial/Industrial Park Narrative
Lee Capital LP
June 3, 2009

OBJECTIVE:

This request is to rezone the 239.83 acre subject parcel owned by Lee Capital LP located along SR 44 and west of CR 219 from A-5 and ID to IP (Planned Industrial) to allow 2,333,500 square feet of industrial uses and 300,000 square feet of commercial/office uses in a Planned Unit Development.

SITE DATA:

Parcel Size: 239.83 acres in size

Existing Zoning: A-5 (Agricultural) and ID (Industrial)

Proposed Zoning: IP (Planned Industrial)

Parcels: The subject property is contained within Parcels F01=060, F02=019, F11=001, F12=035 & F12=036 in Sections 1,2,11,& 12, Township 19 South, Range 22 East in Sumter County, Florida.

COMPREHENSIVE PLAN CONSIDERATIONS:

The Subject property was the subject of a recent Comprehensive Plan Amendment. The site was re-designated on the Sumter County Comprehensive Plan for Industrial and Commercial development subject to new Policy 7.1.2.18. of the Future Land Use Plan.

New Policy 7.1.2.18 states in part:

The proposed development shall not exceed the DRI threshold as defined in Chapter 28-24, Florida Administrative Code and therefore will not require review. The Lee Capital Limited Partnership (LCLP) Industrial Park shall adhere to the following standards:

- a. The LCLP project is an Industrial Park that includes a functional intergration of industrial, warehousing, manufacturing and supporting commercial and office uses. The project shall utilize CR 219 and SR 44 as access points and shall provide the necessary screening and buffering to ensure compatibility between adjacent land uses.
- b. The maximum industrial square footage with the amendment area shall not exceed 2,500,000 square feet of industrial uses. The maximum amount of commercial and support uses shall not exceed 300,000 square feet but must be limited as such so that the LCLP Industrial project as a whole does not exceed the DRI threshold described below in Section (c).

- c. The proposed development shall not exceed the DRI threshold as defined in Chapter 28-24, Florida Administrative Code and therefore will not require review under Chapter 380, Florida Statutes. The development shall proceed as a planned development at which time the location of the uses listed in section (a) shall be determined.
- d. Impacts to environmental systems shall be avoided wherever feasible. Any impacts to the environmental systems shall be properly mitigated for as required by Sumter County and the Southwest Florida Water Management District. All mitigation shall be onsite.

Consistency with Policy 7.1.2.18 of the Future Land Use Chapter.

The Applicant is proposing the IP (Planned Industrial) to allow 2,333,500 square feet of Industrial uses with 300,000 square feet of Commercial and Office uses.

Upon review of the accompanying site plan submitted with the rezone application to IP, it is apparent that all of the proposed project's vehicular accesses are from SR 44 and CR 219 only, which is a requirement within Policy 7.1.2.18.

The project is proposing generous perimeter buffers, particularly along the north property line to effectively buffer any potential perceived incompatibilities between the proposed project and adjacent uses. The site plan depicts on plan view the various buffers around the perimeter of the site as required by the Policy.

The requested amount of industrial and commercial/office square footage is consistent with Policy 7.1.2.18 since the amounts do not exceed the DRI thresholds established in Chapter 380 of the Florida Statutes for Industrial and Commercial/Office Mixed Use developments.

The proposed project is being developed as an Industrial Planned Unit Development consistent with Policy 7.1.2.18. A general list of potential uses are contained within a following section of this Narrative.

The only significant Environmental wetland system onsite, the 21 +/- acre wetland found in the northwest corner of the site, will be preserved in its entirety. This wetland will also provide an excellent buffer to adjacent uses to the north of the project consistent with the requirements of Policy 7.1.2.18.

Other relevant Comprehensive Plan considerations.

The subject parcel lies within the Urban Development Area of the Sumter County Future Land Use Map. The need for additional industrial land in Sumter County is apparent.

The previous submittal for the Comprehensive Plan Amendment highlighted the fact that industrial uses account for only 1% of the County's Land Cover.

The subject parcel is appropriate for industrial and commercial/office uses for the following reasons:

1. The current urban land use designation allows for these uses on the property.
2. Existing infrastructure and facilities are sufficient and in place to meet the needs of this development.
3. This site is a very attractive location with respect to accessibility of regional transportation facilities since it is in close proximity to the confluence of SR 44, US 301, I-75 and the Florida Turnpike.
4. The project is consistent with the results of the 2008 Visioning Sessions.
5. The proposed land uses are compatible with adjacent land uses.

The need for additional industrial lands within Sumter County was recognized during the County's "Sumter 2030" Visioning Sessions. The results of surveys taken during the Session showed both the want and need for economic development and job creation. 68% of those surveyed said that Manufacturing and Distribution was one of the major economic bases that Sumter County needs and should be encouraged. Jobs are created for Sumter County when employment opportunities are provided as a result of logical land use decisions which encourage the development of industries that provide job opportunities.

The proposed project will add to the industrial and commercial sector base and while simultaneously created job opportunities specifically targeted for Sumter County.

From a practical standpoint, the development of industrial and commercial uses within Sumter County will allow working residents to be employed closer to home rather than the need to find work opportunities in adjacent counties. The result of new industrial development within Sumter County allows for shorter commute times to and from work for local residents while adding revenues to the County's tax rolls. It also provides less strain on regional roadway networks as a result of shorter commutes for Sumter County and its residents.

UTILITIES:

The subject parcel is located within the City of Wildwood service boundary and utility master plan. The City of Wildwood has previously provided documentation in an April 9, 2008 letter to the applicant that the city intends to provide water and wastewater to the site (see attached copy in Exhibit B).

There is a 12 inch water line along SR 44 and an 8 inch water line along the southern portion of CR 219. Connection to these two City owned water lines will be made to provide potable water to the project.

There are two existing sewer lift stations which will serve the site. One of the existing lift stations is located on the northwest corner of SR 44 and CR 219 and the other is further west on SR 44. Connection to these lift stations will provide central sewer service to the site.

Future site and construction plans will determine the flows to be generated by the project and the locations of points of connection, underground water and sewer lines, lift stations, and hydrants within the development.

HABITAT:

The majority of the site consists of improved pasture used for the grazing of livestock. A previous Environmental study prepared by Steinbaum and Associates dated May 29, 2008 was submitted with the Comprehensive Plan Amendment application (see attached Exhibit C). The applicant is proposing to preserve a 21.47 acre +/- SWFWMD jurisdictional wetland in the northwest corner of the site. Appropriate wetland buffers around this 21.47 acre wetland have been shown on the accompanying site plan. Two smaller isolated low quality Category 5 wetlands which are less than .25 acre in size each, are shown to be eliminated. The applicant will not be required to mitigate these two .25 acre wetlands by the District since they are smaller than .25 of an acre which is the minimum size wetland requiring mitigation.

There are no listed protected species found on the site.

HISTORICAL RESOURCES:

According to the Florida Master Site File, there are no previously recorded archeological site nor any standing structures of historical significance on the subject property (See Florida Master Site File letter in Exhibit D)

TRANSPORTATION:

The applicant previously submitted a Transportation Impact Analysis prepared by Kimley Horn and Associates, Inc. dated June, 2008 with the Comprehensive Plan Amendment which re-designated the subject parcel for Industrial and Commercial uses.

Access to the site is proposed to be limited to SR 44 and CR 219. Three access points are proposed on the 5500 linear feet of SR 44 frontage. Two of these SR 44 access points will be at existing full median openings currently found on SR 44. Access to CR 219 will

be limited to three access points. The northern access will be limited to car traffic only, while southerly two accesses on CR 219 will permit truck access into the industrial park. These access points may be gated in the future to enhance privacy and security of the industrial park.

PERIMETER BUFFERS:

During the Comprehensive Plan Amendment process for the subject parcel, there was concern expressed by the neighbors to the north and east about the buffering between their properties and the proposed industrial uses.

North property line: The applicant has designed the project to provide significant open space buffers along the north property line through the use of increased building setbacks, the preservation of existing property line tree canopy and vegetation, and wide stormwater areas which provides screening and distance between the proposed uses and adjacent properties.

Field survey showed that an existing tree line consisting of mature oaks and pines exists along the northern fence line which delineates the north property line. The applicant is proposing to preserve this 50 foot wide existing tree canopy line in order to preserve the natural visual barrier that exists. In addition, the applicant is proposing to preserve a large cluster of mature oaks by narrowing down the middle of proposed Stormwater Retention Area No. 1 to enhance the buffering along the north property line. Stormwater Retention Area No. 1's top of bank has been setback 100 feet from the north property line. Along with the 50 foot wide tree line buffer, the applicant will be using the next 50 feet to construct a berm with landscaping to ensure that a Type A buffer is established between the proposed top of bank of Stormwater Retention Area No. 1 and the north property line.

The building closest to the north property line has been set back a distance of 350 feet from the north property line. In addition, the north side of the building will be designed as the front elevation so the building's loading docks will be restricted to the south side of the building and away from the adjacent properties to the north.

East property line:

The frontage along CR 219 will be buffered by a combination of Type A and Type C buffers depending upon the location of adjacent uses. Type A buffers will be installed with a 50 foot wide buffer from the northernmost access south to the middle access point. The majority of this Type A buffer will be bounded by Stormwater Retention Area No. 3. The 50 foot wide buffer will allow the use of existing trees and allow supplemental plantings to ensure that adjacent properties on the east side of CR 219 are screened properly.

A Type C buffer is planned from the middle access point on CR 219 south to SR 44.

South property line:

The applicant is proposing a Type C buffer along the SR 44 frontage and the commercial/office uses. This buffer will be planted at the time each commercial/office building or phase is developed.

LAND USES:

Industrial uses:

The applicant is proposing to provide land for up to 2,333,500 square feet of including but not limited to manufacturing, fabrication, processing, assembly, treating, servicing and repairing, salvaging and recycling, storage and warehousing, wholesaling and distribution users on the subject parcel. The proposed uses will be consistent with the uses allowed by the Sumter Code within the ID (Industrial) zoning district matrix. The Applicant is stipulating to prohibit any allowable Adult Entertainment or Sexually Oriented businesses with the project.

Interior travelways and building facades, loading areas, etc. will be designed for practical efficiency for loading and travel. These interior areas will be oriented away from project frontages and from views from neighbors and passers-by.

The buildings on the site plan have been designed in such a manner that the front of the buildings will be for access and parking by staff, vendors and patrons coming to the various businesses. Staff and visitor parking will be located in the fronts of the buildings within the ample parking areas shown on the plan. The loading dock areas have been paired with loading areas of adjacent buildings to allow for significant separation from the adjacent building to maximize truck maneuverability. This design will ensure that all car parking and traffic will be limited to the front of the buildings allowing truck traffic and parking to be contained within designed loading areas.

Commercial/Office uses:

The applicant has proposed up to 300,000 square feet of commercial/office uses on the frontage of SR 44. These commercial/office uses will help support the adjacent proposed industrial uses by providing essential services for the workers and those visiting the development.

SUMTER COMMERCIAL/INDUSTRIAL PARK
Rezone Application

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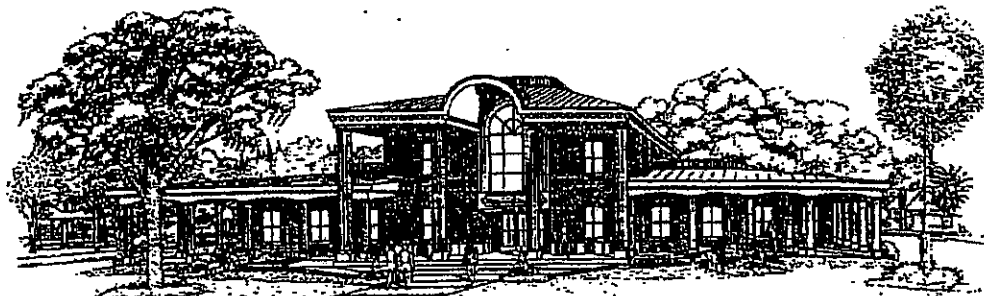
EXHIBIT "A"

LEGAL DESCRIPTION:

THOSE PORTIONS OF SECTION 1, 2, 11 AND 12, TOWNSHIP 19 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 12; THENCE N89°55'42"E ALONG THE NORTH LINE OF SAID SECTION 12 FOR 2633.15 FEET TO EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 63, PAGE 115, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID EAST LINE THE FOLLOWING FOUR COURSES, S00°05'49"W FOR 1680.06 FEET; THENCE S35°54'32"E FOR 606.15 FEET; THENCE S11°54'33"E FOR 245.60 FEET; THENCE S05°35'25"W FOR 922.74 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44 AS DESCRIBED IN OFFICIAL RECORDS BOOK 581, PAGE 488, OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA (SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 5589.58 FEET); THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SEVEN COURSES: RUN NORTHWESTERLY FROM A RADIAL LINE WHICH BEARS S25°32'58"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°17'14" FOR A DISTANCE OF 418.25 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 6505.44 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°50'30" FOR A DISTANCE OF 1117.44 FEET; THENCE N39°40'42"E ALONG A RADIAL LINE FOR 150.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6355.44 FEET THROUGH A CENTRAL ANGLE OF 04°14'50" FOR 471.10 FEET; THENCE S43°55'31"W ALONG A RADIAL LINE FOR 150.00 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 6505.44 FEET THROUGH A CENTRAL ANGLE OF 08°27'25" FOR A DISTANCE OF 960.20 FEET TO THE POINT OF TANGENCY; THENCE N37°37'01"W FOR 1167.52 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 166, PAGE 154 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHERLY LINE OF SAID PARCEL THE FOLLOWING THREE COURSES; N52°27'31"E FOR 189.34 FEET; THENCE N37°32'29"W FOR 219.96 FEET; THENCE S52°27'31"W FOR 189.63 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 44; THENCE N37°37'01"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 451.69 FEET TO THE SOUTHERLY LINE OF SOUTHEAST 1/4 OF SECTION 2; THENCE S89°38'02"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND SOUTHERLY LINE OF SAID SECTION 2 FOR 6.28 FEET; THENCE N37°37'01"W ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE FOR 1660.50 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE N89°49'21"E ALONG SAID NORTH LINE FOR 1479.97 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1, THENCE N89°49'43"E ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1 FOR 1680.74 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 OF SECTION 1; THENCE S00°03'19"W ALONG SAID WEST LINE FOR 659.91 FEET TO THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE N89°52'42"E ALONG SAID SOUTH LINE FOR 335.77 FEET TO THE EAST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE N00°05'08"E ALONG SAID EAST LINE FOR 660.20 FEET TO THE AFORESAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE N89°49'43"E ALONG SAID NORTH LINE FOR 672.49 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE S00°10'00"W ALONG THE EAST LINE OF SAID SOUTH 1/2 FOR 12.00 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 141, PAGE 102 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF SAID PARCEL THE FOLLOWING COURSES: S89°49'43"W FOR 210.00 FEET; THENCE S00°10'00"W FOR 672.01 FEET; THENCE N89°46'34"E FOR 210.00 FEET TO THE AFORESAID EAST LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1; THENCE S00°10'00"W ALONG SAID EAST LINE FOR 637.76 FEET TO THE SOUTH 1/4 SECTION CORNER OF SAID SECTION 1; THENCE S89°55'42"W 49.93 FEET TO THE POINT OF BEGINNING.

City of
Wildwood,
Florida



Area Code: 352
SUNCOM Prefix: 668
ZIP Code: 34785

CITY HALL
100 N. Main Street
330-1330 Phone
330-1338 Fax

ADMINISTRATION

CITY MANAGER
Extension 109

CITY CLERK/FINANCE
Extension 100

PERSONNEL
Extension 103

**PLANNING/BUILDING/
ZONING**
Extension 131

CUSTOMER SERVICE
(Utility Accounts)
Extension 130

TDD
Extension 130

LIBRARY
310 Palmer Drive
748-1158

POLICE
100 E. Huey Street
330-1355
330-1358 Fax

**ANIMAL CONTROL
WOOD WASTE**
601 W. Gulf-Atlantic Hwy.
330-1345

REFUSE / STREETS
410 Grey Street
330-1343
330-1344 Fax

WASTEWATER
1290 Industrial Drive
330-1348
330-1350 Fax

WATER
801 E. Huey Street
330-1346
330-1347 Fax

April 9, 2008

Jason McHugh
Planner
LPG
1162 Camp Ave.
Mount Dora, FL 32757

RE: Lee Capital Limited Partnership (1235/4)

Dear Mr. McHugh,

We have received your inquiry relative to the extension of city water and wastewater services to your property. The above mentioned property is located within the City of Wildwood's service boundary and utility master plan. Therefore, the city does intend on providing water and wastewater to the site.

Currently, water and wastewater lines run along SR 44 to the west of the city limits. As for capacity, the City has expanded our wastewater treatment plant to treat up to 3.5 MGD. Current flow in the plant is at 1.5 MGD. As for water, the city recently received a new Water Use Permit allowing us 4.98 MGD. Our current flow is at 2.01 MDG.

Prior to any commitments, the property owner is required to enter into a developer's agreement with the city. Said agreement would specify costs, timetables for delivery and pre-annexation (agreement) for voluntary annexation if and when the city limits gets extended to the property and said annexation is legally possible.

In this agreement, the property owner shall provide the city with reasonable estimates of flow. These estimates will be used to calculate both the water and wastewater Transmission Infrastructure Extension Fees (TIE) and connections fees. Actual connection fees would be those in effect at the time of execution of a Developer's Agreement. This cost provides residential fire flows of +/- 750 gallons per minute. If more gallons per minute are needed, a surcharge would be implemented.

The extension (TIE) fees are due with the execution of the Developer's Agreement and fifty (50) percent of the connection fees are due at that time. The next twenty-five (25) percent is due as each building permit is pulled, with the final twenty-five (25) percent due upon the issuance of the individual Certificate of Occupancy.

Sincerely,

James R. Stevens
City Manager
City of Wildwood



May 29, 2008

Mr. Brad Cornelius, Planning Manager
Sumter County Planning & Development Department
910 North Main Street, Suite 301
Bushnell, Florida 33513

**RE: ECOLOGICAL NARRATIVE FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT
±284.04 ACRE LEE CAPITAL LIMITED PARTNERSHIP PROPERTY
Bordering N.E. and S.W Sides of S.R. 44, E. of I-75, W. of CR 219, Sumter County, FL**

Dear Mr. Cornelius:

As requested by the applicant, the subject ecological narrative is provided pursuant to the proposed Comprehensive Plan Amendment for the above referenced ±284.04 acre site. Please see additional information prepared by LPG Urban and Regional Planners, Inc. (contained in the LPG Urban and Regional Planners, Inc. submittal package).

1.0 ON-SITE VEGETATION ASSOCIATIONS AND LAND COVER

The subject ±284.04 acre site borders the northeasterly and southwesterly sides of S.R. 44. The larger (±239.83 acre) portion bordering northeasterly side of S.R. 44 will be referred to as "North Side" herein. The ±44.21 acre portion bordering the southwesterly side of S.R. 44 will be referred to herein as "South Side". Please see attached conceptual habitat map (dated May 29, 2008) based on the Florida Land Use Cover and Forms Classification System (FLUCFCS). Acreages have been determined/provided by Triangle Surveying, Inc.

1.1 UPLANDS

190 "OPEN LAND"/740 "DISTURBED LANDS"

The majority of land in the North Side has been historically altered as evidenced by the extent of clearing, ditching, and un-natural topography, and is generally described (outside District verified wetlands) using combined FLUCFCS codes 190 "Open Land"/740 "Disturbed Lands". In more recent years and currently, the North Side has supported a cattle operation. Higher portions include unimproved travelways and are dominated by mixed cultivated pasture grasses and widely scattered live oak (*Quercus virginiana*). Wax myrtle (*Myrica cerifera*) dominated thickets are prevalent in the substantially disturbed eastern section. Also within the FLUCFCS code 190/740 matrix are intermittent historically altered stands of ruderal vegetation along S.R. 44 dominated by salt bush (*Baccharis spp.*), invasive vine thickets (e.g. *Rubus spp.*), other weedy invasives, young live oak, young slash pine (*Pinus elliotii*), and saw palmetto (*Serenoa repens*), as well as an altered stand of young pine (historically cleared of native understory vegetation) bordering Wetland "G".

P.O. Box 15437
Sarasota, Florida 34277
Phone (941) 921-2707
Fax (941) 921-2739

1.0 ON-SITE VEGETATION ASSOCIATIONS AND LAND COVER

1.1 UPLANDS (CONTINUED)

438 "MIXED HARDWOODS"/740 "DISTURBED LANDS"

The combined FLUCFCS code 438 "Mixed Hardwoods"/740 "Disturbed Lands" is used to describe upland vegetation associations bordering Wetland "F" on the North Side, and uplands (outside District verified wetlands) on the South Side. Generally, such uplands are estimated to have been cleared of native understory, or totally cleared and re-established as mixed associations that are not indicative of the unaltered condition. Dominant species include mixed oak, slash pine, saw palmetto, Brazilian pepper (*Schinus terebinthifolius*), wax myrtle, invasive vine thickets (*Rubus spp.*, *Vitis rotundifolia*, *Smilax spp.*), other invasives [elderberry (*Sambucus canadensis*), ragweed (*Ambrosia artemisiifolia*), cogongrass (*Imperata cylindrica*)], winged sumac (*Rhus copallina*), bracken fern (*Pteridium aquilinum*), and dog fennel (*Eupatorium spp.*).

1.2 SWFWMD/COUNTY JURISDICTIONAL WETLANDS & SURFACE WATERS

A SWFWMD jurisdictional field review was conducted on May 17, 2007 by Environmental Scientist Kim Dymond pursuant to the District's formal wetland determination procedure (resulting in issuance of Final Agency Action Transmittal Letter for Formal Determination of SWFWMD Wetlands and Other Surface Waters dated August 29, 2007, Petition No. 42032665.000). The site has been District determined to contain seven wetlands (Wetlands "A" - "D", "F" - "H"), as well as upland cut surface waters only (limited to ditches).

SWFWMD/COUNTY JURISDICTIONAL WETLANDS

Estimated FLUCFCS codes and Sumter County wetland classification categories (per Chapter 3, Policy 3.1.4.1 of the Comprehensive Plan), as well as dominant vegetation associations are provided for the seven on-site SWFWMD/County jurisdictional wetlands. Note that the site is estimated to contain no wetlands considered Category I or II by Sumter County, and therefore any proposed wetland impacts would not be subject to review by Sumter County (Chapter 3, Policies 3.1.4.4 and 3.1.4.5 of the Comprehensive Plan).

Wetland "A" (+2.26 acres)

643 "Wet Prairies" per FLUCFCS

Category IV Wetland per Sumter County Classification System

Dominant hardwoods within outer zone include Florida elm (*Ulmus floridana*), sweet gum (*Liquidambar styraciflua*), and red maple (*Acer rubrum*). Subdominant outer zone hardwoods include sugarberry (*Celtis laevigata*) and trace amount of slash pine. Leaf litter is the dominant groundcover coverage within the outer zone. Outer zone groundcover occurring in subdominant proportions include dog fennel, maidencane (*Panicum hemitomon*), pepper vine (*Ampelopsis arborea*), and beakrush (*Rhynchospora spp.*). Dominant species within interior zone include arrowhead (*Sagittaria lancifolia*) and lizard's tail (*Saururus cernuus*), with trace amounts of maidencane, red maple, Florida elm, wax myrtle and Carolina willow (*Salix caroliniana*). The Wetland "A" core is comprised of Carolina willow and arrowhead.



1.0 ON-SITE VEGETATION ASSOCIATIONS AND LAND COVER

1.2 SWFWMD/COUNTY JURISDICTIONAL WETLANDS & SURFACE WATERS

SWFWMD/COUNTY JURISDICTIONAL WETLANDS (CONTINUED)

Wetland "B" (7.92 acres)

610 "Wetland Hardwood Forests" per FLUCFCS

Category III Wetland per Sumter County Classification System

Wetland "B", which appears to extend off-site, has one zone dominated by Florida elm, red maple, sweet bay (*Magnolia virginiana*), and leaf litter understory. Subdominants include laurel oak (*Q. laurifolia*), slash pine, poison ivy (*Toxicodendron radicans*), carpet grass (*Axonopus affinis*), and salt bush.

Wetland "C" (+1.18 acres)

617 "Mixed Wetland Hardwoods"/643 "Wet Prairies" per FLUCFCS

Category IV Wetland per Sumter County Classification System

Wetland "C", which appears to extend off-site, has two zones. Dominant species within the outer zone include sweet gum, Florida Elm, poison ivy, dog fennel, grape vine, and leaf litter. Dominant species within wetland core include scattered maple, elderberry, and maidencane, with para grass (*Panicum purpurascence*), buttonbush (*Cephalanthus occidentalis*), Carolina willow, primrose willow (*Ludwigia peruviana*), and dog fennel as subdominants.

Wetland "D" (+2.19 acres)

617 "Mixed Wetland Hardwoods" per FLUCFCS

Category IV Wetland per Sumter County Classification System

Wetland "D" is comprised of three zones. Dominant species within outer zone are red maple, salt bush, yerba de tajo (*Eliptica prostrata*), and Florida elm. Subdominants within outer zone include slash pine, St. Johnswort (*Hypericum spp.*), and mixed fern (e.g. *Woodwardia spp.*, *Thelypteris spp.*). The inner zone is shrubby with wax myrtle, salt bush, and buttonbush as dominant, and maidencane, arrowhead, and scattered red maple as subdominant. Species within core include maidencane and arrowhead as dominant, and dog fennel, scattered maple, and buttonbush as subdominant. A ditch through Wetland "D" is dominated by alligator weed (*Alternanthera philoxeroides*).

Wetland "F" (+21.47 acres)

610 "Wetland Hardwood Forests"/621 "Cypress"/641 "Freshwater Marshes"

Category III Wetland per Sumter County Classification System

Wetland "F", which appears to extend off-site, is comprised of three dominant component vegetation associations. Dominant species within the outer zone include water oak (*Q. nigra*) and sweet gum, with red maple and laurel oak as subdominant. The understory of outer zone is dominated by leaf litter coverage with chain fern and miscellaneous vines as subdominants.



1.0 ON-SITE VEGETATION ASSOCIATIONS AND LAND COVER

1.2 SWFWMD/COUNTY JURISDICTIONAL WETLANDS & SURFACE WATERS

SWFWMD/COUNTY JURISDICTIONAL WETLANDS

Wetland "F" (+21.47 acres) Continued

Dominant interior zone species include chain fern, and maidencane, with subdominant species consisting of scattered sweet gum, blackgum tupelo (*Nyssa sylvatica*), red maple, slash pine, and sweet bay. Subdominant interior zone understory species include coinwort (*Centella asiatica*), blackberry (*Rubus spp.*) thickets, spikerush (*Eleocharis spp.*), red root (*Lachnanthes caroliniana*), and lizard's tail. The wetland core in south section exhibits buttonbush, maidencane, and alligator weed as dominant species, with soft rush (*Juncus effusus*), grapevine, and a trace amount of red maple as subdominants. The wetland core in the north section is dominated by cypress (*Taxodium distichum*).

Wetland "G" (+0.22 acres)

643 "Wet Prairies" per FLUCFCS

Category V Wetland per Sumter County Classification System

Wetland "G" is relatively low in quality and exhibits one zone. Dominant species include alligator weed and yerba de tajo, with bladdercot (*Sesbania spp.*), soft rush, dog fennel, trace amounts of matchhead (*Phyla nodiflora*) and wax myrtle as subdominants.

Wetland "H" (+0.25 acres)

643 "Wet Prairie" per FLUCFCS

Category V per Sumter County Wetland Classification System

Wetland "H" is rectangular shaped, highly altered, and has one zone. Dominant species include matchhead and torpedo grass (*Panicum repens*), with soft rush, marsh pennywort (*Hydrocotyle umbellata*), and dog fennel as subdominants.

SWFWMD/COUNTY JURISDICTIONAL SURFACE WATERS

Several on-site ditch segments were District determined to be upland cut (non-wetland) surface waters. Such ditches are man-made and exhibit mostly exotic/nuisance species.

2.0 LISTED SPECIES

A listed species survey was performed by Steinbaum & Associates, Inc. for the subject +284.04 acre project area based on current site conditions. This consisted on two listed species survey events (on April 15, 2008 for a portion of the project area and on May 8, 2008 for remainder of the project area). The methodology for conducting the listed species survey complies with the Standardized State-Listed Animal Survey Procedure for SWFWMD ERP Projects (FFWCC, 1997). The survey entailed systematically walking transects and observing both understory and tree canopies (where applicable) for signs of listed species utilization. Pedestrian transects thru



2.0 LISTED SPECIES (CONTINUED)

both the North and South Sides were generally oriented in an east-west direction and spaced $\pm 100'$ apart, where possible, allowing an average 50' visual reach for each transect. Transects were not adhered to, where necessary, in order to walk thru central portions of relatively smaller Wetlands "A", "C", "D", "G", and "H". The perimeter of each on-site SWI/WMD jurisdictional wetland, and, perimeter of the North and South Sides were additionally walked.

No listed species or signs of listed species were observed on-site by Steinbaum & Associates, Inc. staff during the April 15, 2008 and May 8, 2008 survey events, nor during the May 17, 2007 SWFWMD wetland jurisdictional field review.

Regarding bald eagles, information obtained via the eagle nest locator website, compiled and maintained by Wildlife Technologies Services in the Division of Wildlife for FFWCC, indicates no documented active eagle nests as of mid-April, 2007 within Sections 1, 2, 11, and 12, Township 19S, Range 22E (Sumter County, FL), wherein the site is located.

3.0 CLOSING

The subject site has been significantly altered historically. It is estimated that no on-site SWFWMD/County jurisdictional wetlands would be considered Category I or II per Sumter County's wetland classification system. No listed species were observed during the April 15, 2008 and May 8, 2008 listed survey events conducted by Steinbaum & Associates, Inc. staff. Based on said wetland classifications and lack of observed listed species (as of May 8, 2008), any proposed wetland alterations should not be subject to Sumter County review per policies of the Comprehensive Plan. Note that Steinbaum & Associates, Inc. does not address/perform services relating to: engineering, land planning, surveying, groundwater contamination/hazardous waste/buried material sampling/evaluations/testing, archeological studies/evaluations. If you have any questions, please contact me.

Sincerely,



Michele L. Steinbaum
President

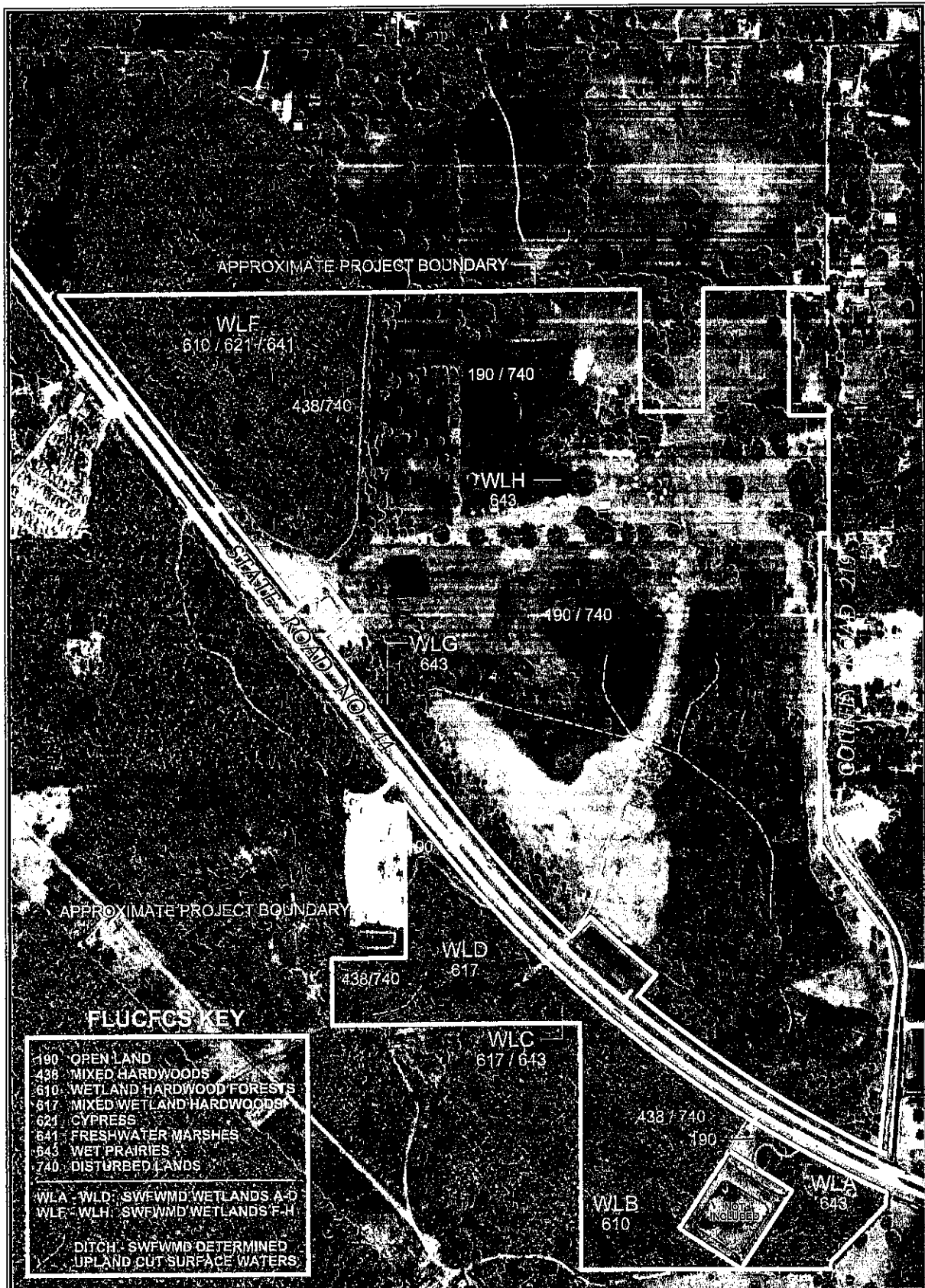
Attachment

cc: Carlos Beruff (Sumter, LLC)

Jason F. McHugh (LPG Urban and Regional Planners, Inc.)

Connor Chambers (CJC Management Services)





THIS CONCEPTUAL GRAPHIC IS BASED ON THE FLORIDA LAND USE COVER & FORMS CLASSIFICATION SYSTEM (FLUCFCS), AND IS INTENDED TO ACCOMPANY ECOLOGICAL NARRATIVE DATED 5-29-08 PREPARED BY STEINBAUM & ASSOCIATES, INC.

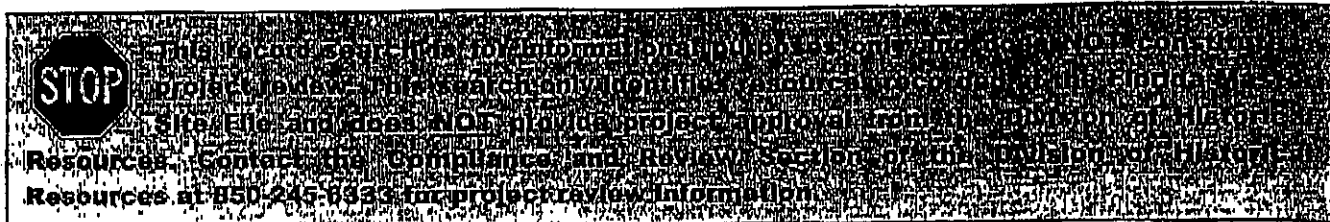
LEE CAPITAL
LIMITED PARTNERSHIP PROPERTY
CONCEPTUAL HABITAT MAP

STEINBAUM AND ASSOCIATES, INC.
P.O. BOX 15437
Sarasota, Florida 34277
941-921-2707 FAX: 941-921-2739
steinbaumenviro@aol.com



0 250 500 750
1" = 500'

SHEET
1
OF 1



March 14, 2008



Sonali Patil
LPG Urban & Regional Planners, Inc.
1162 Camp Avenue
Mt. Dora, FL 32757
Fax: 352-383-4824

In response to your inquiry of March 12, 2008, the Florida Master Site File lists eight previously recorded archaeological sites, and no standing structures in the following parcels of Sumter County:

T19S, R22E, Sections 01, 02, 11 & 12

When interpreting the results of our search, please consider the following information:

- This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.
- Federal, state and local laws require formal environmental review for most projects. This search **DOES NOT** constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

Please do not hesitate to contact us if you have any questions regarding the results of this search.

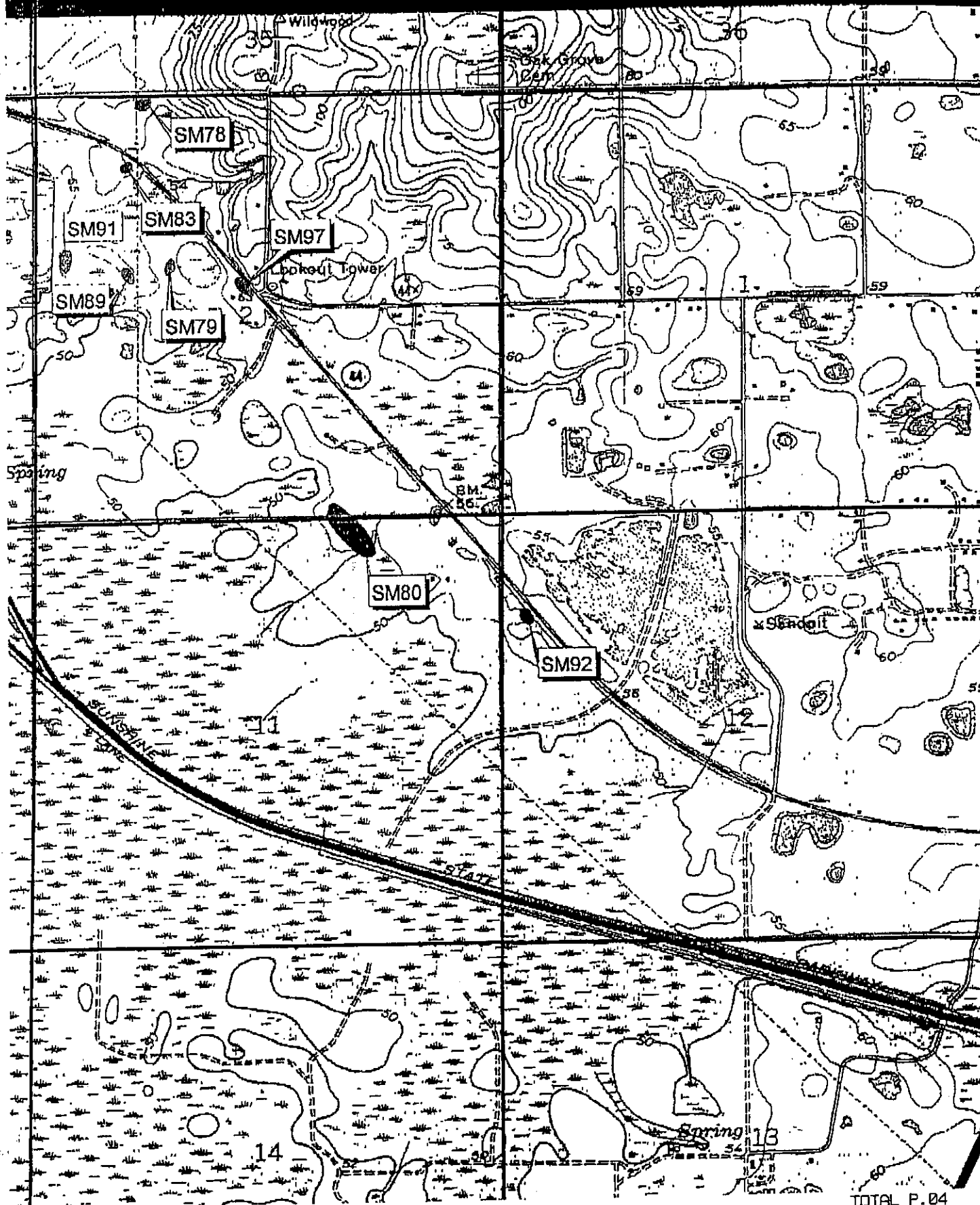
Sincerely,

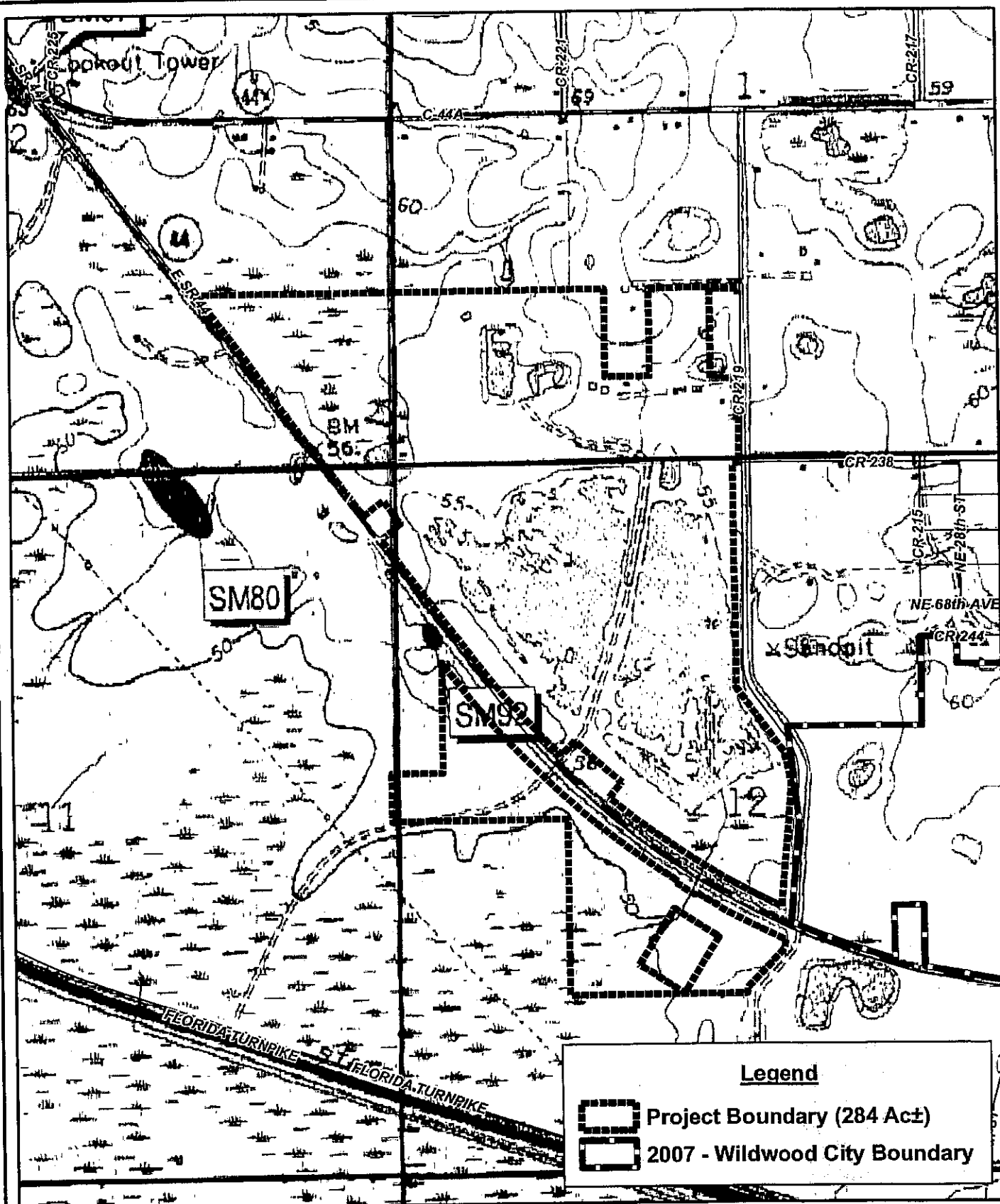
Celeste Ivory
Administrative Assistant II/Assistant Supervisor
Florida Master Site File
mcivory@dos.state.fl.us

CULTURAL RI IS REPORT



SITEID	FORMNO	T-R-S	CR	SITENAME	NRLIST SURVEY	LOCATION	OTHER
SM00078	198812	198/22E/35	AR SMALL RISE		2243 Map: WILD		Culture: PREA Sitetype: SCLI
SM00079	198812	198/22E/2	AR SINGLE FLAKE		2243 Map: WILD		Culture: PREA Sitetype: SCLI
SM00080	198812	198/22E/2	AR RV PARK		2243 Map: WILD		Culture: PREA Sitetype: SCLI
SM00083	198812	198/22E/2	AR REDEPOSITED		2243 Map: WILD		Culture: PREA Sitetype: SCLI
SM00089	198905	198/22E/2	AR SINGLE FLAKE II		2227 Map: WILD		Culture: PREA Sitetype: REDB
SM00091	198906	198/22E/2	AR SAND PIT EAST		2227 Map: WILD		Culture: PREA Sitetype: SING
SM00092	198905	198/22E/13	AR BILLBOARD		2227 Map: WILD		Culture: PREA Sitetype: SING
SM00097	198903	198/22E/2	AR BEACH BOTTLE		2227 Map: WILD		Culture: PREA Sitetype: SCNQ

8 site(s) evaluated; 8 form(s) evaluated. (8 AR)
Print date: 3/14/2008 8:30:24 AM





Legend

-  Project Boundary (284 Ac±)
-  2007 - Wildwood City Boundary



500 250 0 250 500 Feet

1 inch equals 1,000 feet

Lee Capital Limited Partnership

Archeological Sites
Sumter County, Florida

Project No: 1235/3

File Name:

1235-3_archeological_8x11.mxd

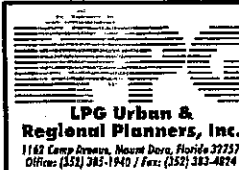
Project Name: Benuff

Project Manager: Greg Belliveau

Creation Date: October 31, 2007

Revision Date: March 14, 2008

Created By: D. Ludwig



Proposed Text Amendment to the IP (Planned Industrial) District
Section of the Sumter Code.

Consistent with Policy 7.1.2.18 of the Sumter County Comprehensive Plan the applicant is proposing the following text amendment to the Sumter Code to allow Commercial and Office Uses in the IP Planned Industrial district. The amended language should read as follows:

Text Amendment: added language in part to Page 159 of the Sumter Code .

b.2. IP (Planned Industrial) district.

In the IP planned industrial district, any industrial, commercial or office land use is permitted; however...